



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 18-108719-LD

Project Name/Address: Tateuchi Center 845 and 855 106th Ave NE

Planner: Carol Orr

Phone Number: 425-452-2896

Minimum Comment Period: May 17, 2018

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☐ ☐ ☐ Plans
- ☐ ☐ ☐ Other:

OTHERS TO RECEIVE THIS DOCUMENT:

- ☐ State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☐ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☐ Attorney General ecyolyef@atg.wa.gov
- ☐ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



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SEPA Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

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Permit Processing

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A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)
Tateuchi Center
2. Name of applicant: [\[help\]](#)
Steve Nelson
3. Address and phone number of applicant and contact person: [\[help\]](#)
855 106th Avenue NE Suite 150, Bellevue, WA 98004
4. Date checklist prepared: [\[help\]](#)
February 19, 2018
5. Agency requesting checklist: [\[help\]](#)
City of Bellevue Department of Planning
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
Construction start is anticipated to be early 2019
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
No. The project is stand alone without plans for expansion. Its lobby is joined with a larger development on the superblock which still has plans for at least 2 additional structures.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
A phase 1 assessment was conducted on each of the 2 existing buildings on site.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)
No
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
*Demolition, utility developer extension agreement, right of way use, shoring and excavation, clear and grade, TESC, building, mechanical, plumbing, electrical, smoke control, envelope, fire alarm and fire sprinkler. **Boundary Line Adjustment***
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)
The theater project is a 2,000 seat Performing Arts Center and Educational Studio, with associated operational spaces, including underground parking.

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12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

855 106th Avenue NE (SWC of NE 10th & 106th Ave NE)

Project spans two existing lots, 845 and 855 106th Ave NE

B. Environmental Elements [\[help\]](#)

1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#) (select one): ☒ Flat, ☐ rolling, ☐ hilly, ☐ steep slopes, ☐ mountainous, other: *Click here to enter text.*
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
No steep slopes exist and property is relatively flat.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)
Fill for the first 2'-7', glacial fill between 40'-60', with glacially over ridden silt and sand below
See updated geotechnical report in permit file
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
No
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)
Minimal amounts of fill or grading and paving for driveways, sidewalks, landscaping and subgrade
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)
No **Project will comply with all applicable TESC requirements of the City of Bellevue Clearing and Grading Code.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
71% will be impermeable.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
During the early earthwork excavation stage, the project will fall under the City of Bellevue guidelines for erosion control and site runoff. This will also be the case during the shoring phase. **Project will comply with all applicable TESC requirements of the City of Bellevue Clearing and Grading Code.**

2. Air [\[help\]](#)

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Construction vehicles and heavy construction equipment shall emit the least amount of air pollution possible. While on city streets, construction vehicles shall meet the requirements of the Revised Code of Washington (RCW) 46.61.655 for covered loads

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)
Some contraction equipment emmissions and construction dust will result, but it is not expected to reach unsafe levels.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
No
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
Construction mitigation - prevent dust; clean up spills; cover loads of asphalt; schedule and provde routine maintenance for machinery to keep it in proper working order; schedule work tasks to minimize disruption.

3. Water [\[help\]](#)

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)
No
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)
No
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)
No
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
No
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)
No
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)
No

b. Ground Water:

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- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No. Groundwater encountered will be discharged to and existing storm system.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

None

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Rainwater not absorbed by landscape elements will create runoff. Catch basins in the road will collect this runoff and direct the flow into City of Bellevue storm system. Runoff on the building will be collected internally and routed to the storm system.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

The majority of above grade surfaces are covered with landscape which will help to reduce flow and filter the runoff.

This project will be required to comply with NPDES standards

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

☒deciduous tree: alder, maple, aspen, other: *See attached*

☐evergreen tree: fir, cedar, pine, other: *Click here to enter text.*

☒shrubs

☐grass

☐pasture

☐crop or grain

☐Orchards, vineyards or other permanent crops.

☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*

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☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*

☒other types of vegetation: *See attached*

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)
10% currently landscape. All elements will be removed and replaced according to the approved landscape plans.
- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)
None
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)
See landscape plans.
- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)
None

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☒songbirds, other: *peregrine falcons, jays, doves, and owls*
mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *coyote, raccoon, chipmunk, squirrel, rabbit, opossum, and small mammals such as voles, shrews and bats.*
fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, *enter other here or click text.*

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
None Bald eagles are frequently seen in areas adjacent to Lake Washington or Mercer Slough
- c. Is the site part of a migration route? If so, explain. [\[help\]](#)
No The Puget Sound Basin is part of the Pacific Flyway.
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
None
- e. List any invasive animal species known to be on or near the site. [\[help\]](#)
None

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)
Electrical and gas heating and cooling, lighting, general purpose performing arts needs.
- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

No

- c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

LEED Silver certification targeted. Green features include green roof and use of local and regional materials.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe. [\[help\]](#)

Some asbestos abatement may be required during demolition of the existing 2 structures.

- 1) Describe any known or possible contamination at the site from present or past uses.

[\[help\]](#)

Possible contamination would be in the form of things like asbestos in old ceiling tiles, duct mastic and fluorescent lamps in existing buildings. All items identified will be remediated as required by the State Environmental agency.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None known

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

During construction, material would range from equipment fuel to floor sealing epoxy paint etc. All materials will be kept in containment areas or rated enclosure in order to prevent leakage.

- 4) Describe special emergency services that might be required. [\[help\]](#)

Emergency services might include those of the fire department or environmental agency that handle special emergency services on construction sites.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

During construction any items deemed a health hazard will be contained in a rated enclosure or in such a way as to protect the surrounding environment.

- b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Traffic and construction related activities on adjacent properties.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?

Indicate what hours noise would come from the site. [\[help\]](#)

Diesel powered heavy equipment will be used and will generate significant noise during construction work hours which is between 7am and 6pm for the City of Bellevue.

Project Shall comply with noise code requirements of BCC 9.18.030

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Keep machinery in good working condition and selecting truck travel plans to minimize haul routes through residential areas.

The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Currently office use on site. Adjacent properties are primarily office, hotel, retail and residential.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

No

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No

- c. Describe any structures on the site. [\[help\]](#)

(2) 2 story office buildings

- d. Will any structures be demolished? If so, what? [\[help\]](#)

(2) 2 story office buildings

- e. What is the current zoning classification of the site? [\[help\]](#)

DT-MU **Downtown Mixed Use**

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Mixed Use Center

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

- h. Has any part of the site been classified as a critical area by the city or county? If so,

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specify. [\[help\]](#)

None

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
Approximately 50 full time employees.

- j. Approximately how many people would the completed project displace? [\[help\]](#)
Approximately 110 workers in existing office buildings.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
None

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

*Participation in the design review process with City of Bellevue. **Project shall comply with all relevant Land Use, Clear & Grade, Building, Fire, Transportation & Utilities codes.***

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)
None

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)
None

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
None

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
None

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)
111'-6". Principal exterior material is precast concrete panels with various sand blast finishes and glass curtainwall.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
None

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
None

11. Light and Glare [\[help\]](#)

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- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Mid day sun reflecting on glass which would not be significantly different from other downtown buildings.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Solar shades in studio theater.

Exterior lighting shall utilize cut-off shields or an equivalent technique to

12. Recreation [\[help\]](#) prevent glare spillover.

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Downtown Bellevue Park.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

No

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

No

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

[\[help\]](#)

None

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

None

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14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)
106th St to the east and NE 10th to the north
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)
Metro transit stops are nearby, as well a new "light rail" station is currently under construction about 5 blocks away.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)
Will provide 239 new stalls vs. eliminating 92 existing stalls onsite.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)
No
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)
No
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)
A traffic study is currently underway with the City, but no data is available at this time.

Trip generation information available at time of noticing indicates 458 peak p.m. trips.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)
No

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)
Frontage improvements will help to separate vehicular and pedestrian traffic.

The project plans to provide 237 parking spaces and shared parking opportunities

15. Public Services [\[help\]](#) with neighboring properties.

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)
No
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)
Fire alarm, fire suppression, exterior security lighting will help to minimize potential burden on public services.

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16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other
Electricity, natural gas, water, refuse collection, telephone and sanitary sewer are all available.
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)
*Electric and natural gas from PSE
Water and sewer from City of Bellevue
Garbage and recycling from Rabanco or Waste Management
Telcom from one of several providers*

C. Signature [\[help\]](#) **Project shall provide documentation of approval from Republic Services as to size, location and accessibility of solid waste and recycling receptacles.**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

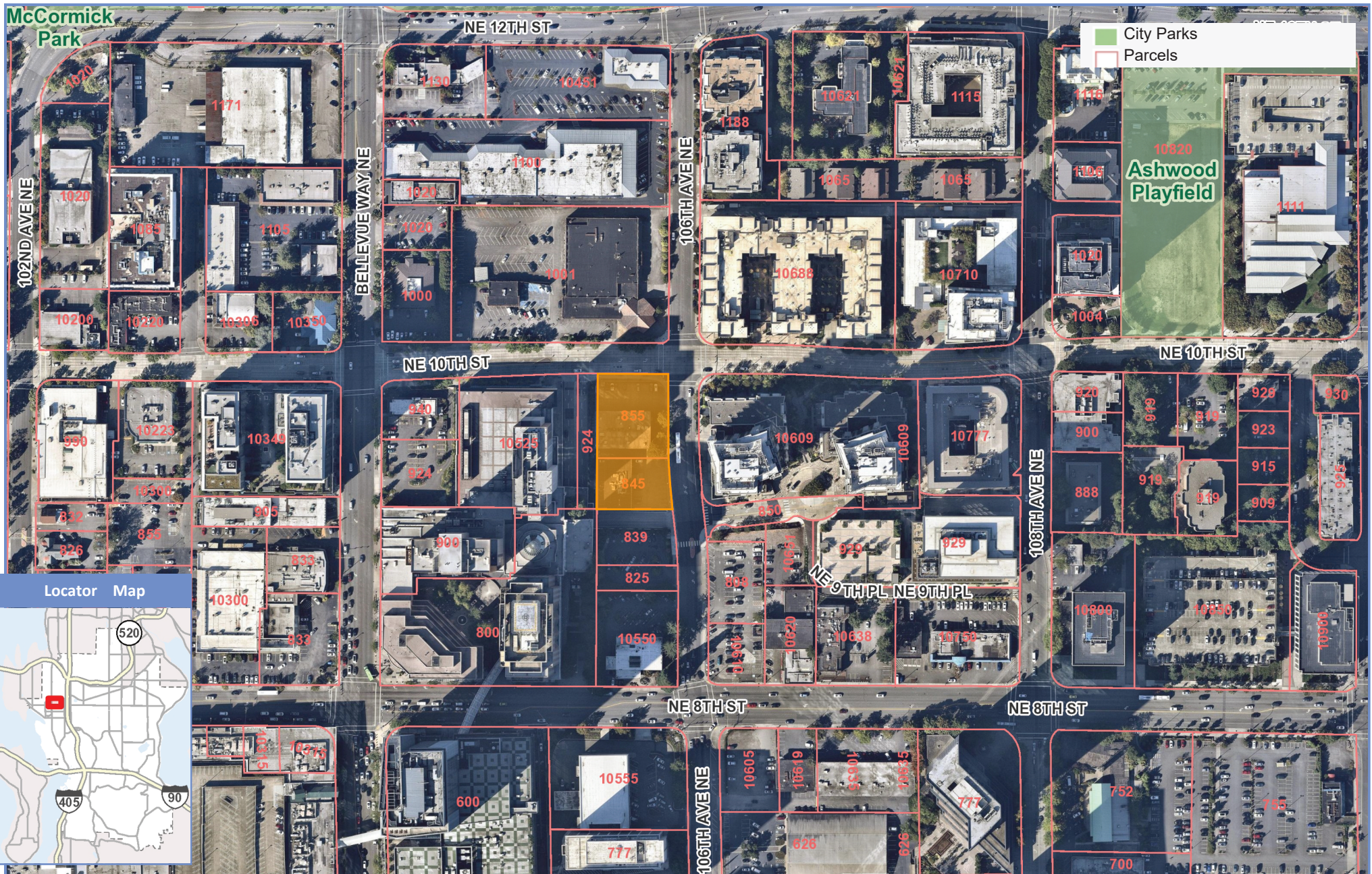
Signature: _____

Name of signee: *Steve Nelson*

Position and Agency/Organization: *Owner Representative*

Date Submitted: *March 19, 2018*

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18-108719-LD Tateuchi Center 845 and 855 106th Ave NE



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Scale 1: 3,051 Feet